

SUP # 2018.00038

Administrative Special Use Permit Application

PROPERTY LOCATION: 3525 A Jefferson Davis HighwayZONE: CDD #10 TAX MAP REFERENCE: 016.01-05-01

APPLICANT'S INFORMATION:

Applicant: CAVA MEZZE GRILL, LLC Business/Trade Name: CAVAAddress: 702 H ST. NW, 2ND FLR., WASH. DC, 20001Phone: 202-200-2897Email: DEAN.SARTAIN@CAVA.COM

PROPOSED USE:

☐
☐
☐
☐
☐
☐
☐

Day Care Center
Light Auto Repair
Overnight Pet Boarding
Outdoor Garden Center
Catering Business
Valet Parking

☒
☒
☐
☐
☐
☐
☐

Restaurant
Outdoor Dining (exclude King Street Retail
Live Theater
Outdoor Food and Crafts Market Center
Outdoor Display
Massage Establishment

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: [Signature]

Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

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PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 3525 A Jeff Davis Hwy, Alex VA
(property address), for the purposes of operating a Restaurant (use)
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: KAREN Orosch Phone: 703.843.4448
Address: 3671 Jeff Davis Hwy Email: Korosch@jbgsmith.com
Signature: [Signature] Date: 2/23/18

1. The applicant is the (check one):

- ☐ Owner
☐ Contract Purchaser
☒ Lessee or
☐ Other: _____

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Outdoor dining patio to go with interior restaurant.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	10:45 - 10:00 PM (MON-SUN)

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

4. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

20 for lunch / 20 for dinner

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

12 for restaurant / shift

5. A. How many parking spaces of each type are provided for the proposed use:

73 Standard and compact spaces
2 Handicapped accessible spaces
0 Other

B. Please give the number of:

Parking spaces on-site 75

Parking spaces off-site N/A

If the required parking will be located off-site, where will it be located?

N/A

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

One space in the rear.

B. Where are off-street loading spaces located?

N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

- At night or early morning.

D. How frequently are loading/unloading operations expected to occur per day or per week?

6 days/week.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

- EcdAB cleaning agents, all stored in the employee kitchen areas on dry storage racks. Cleaning agents kept on bottom shelf, 18" above floor.

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APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: DS THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: DS THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

DEAN SARTAIN

Print Name of Applicant or Representative


Signature

02/22/18
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone: 703 843 4448

Email: Korosh @ jbgsmith.com

Fax: 703 843 548 9717

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OUTDOOR DINING

Zoning Ordinance Section 11-513(M)

Qualify for Administrative Review?

PENDING PERMIT APPROVAL

Is the proposed outdoor dining accessory to an approved indoor restaurant? ☒ Yes ☐ No

Will the hours for outdoor dining be the same as those approved for the indoor restaurant? ☒ Yes ☐ No

Will the outdoor dining have 20 seats or fewer? ☒ Yes ☐ No

Will live entertainment be prohibited from the outdoor seating area? ☒ Yes ☐ No

Will advertising be excluded from the outdoor seating area? ☒ Yes ☐ No

Will an employee be assigned to the outdoor dining area to make sure it is cleared and washed at the close of each business day? ☒ Yes ☐ No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process. A layout plan must be reviewed and approved for the outdoor dining.

Note: This process does not apply to businesses within the King Street Retail Overlay. Please speak to P&Z staff about a different administrative process for outdoor dining.

WORKSHEET - Answer each question. Attach a separate sheet of paper if necessary.

PART OF APPROVED INDOOR RESTAURANT

☒ Outdoor dining must be connected to an approved indoor restaurant.

What restaurant is the outdoor dining connected to?

CAVA MEZZE GRILL, A.K.A.: "CAVA"

HOURS

☒ The hours of operation for the outdoor dining must be the same as permitted for the indoor restaurant, unless there is a neighborhood standard for a different time. In the NR (Arlandria), Mount Vernon Avenue Overlay and West Old Town neighborhood areas, outdoor dining shall be closed and cleared of all customers by 10pm Sunday through Thursday and by 11pm Friday and Saturday.

What are the proposed hours for the outdoor dining?

10:45am - 10:00 pm (MON-SUN)

LOCATION ON PRIVATE PROPERTY

☒ Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.

Will the outdoor dining be located only on private property?

What steps will you take to ensure that components, such as planters and barriers, do not encroach onto the public sidewalk?

- Planters will delineate edge of patio, to prevent encroachment onto public sidewalks.

S IP, 2980038

NUMBER OF SEATS



Only 20 seats may be located at outdoor tables in front of the restaurant.

How many seats will be included in the outdoor seating?

Qty: 20

ALCOHOL SERVICE



Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.

Is on-premise alcohol service proposed?

No.

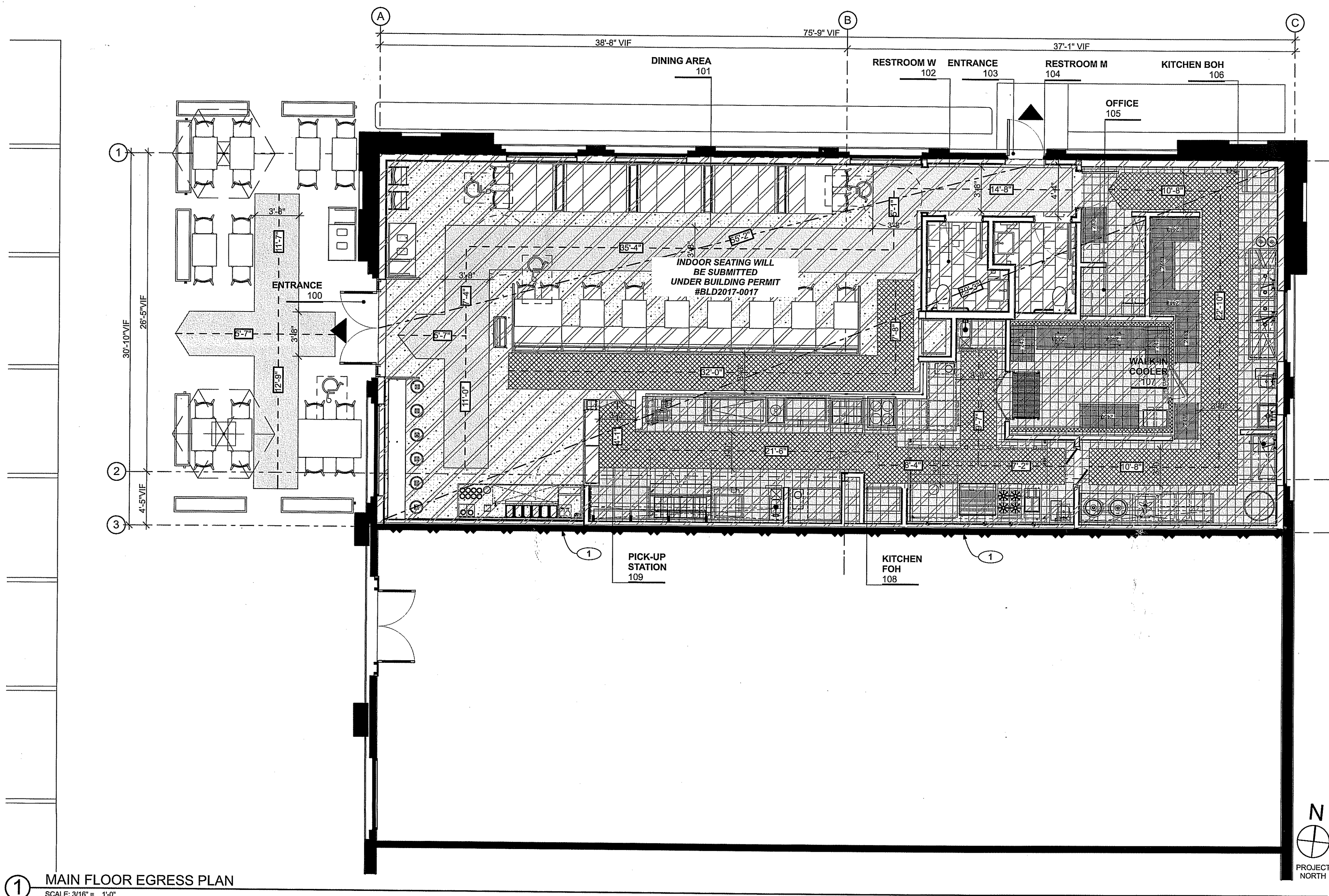
OUTDOOR DINING PLAN



Please submit a detailed plan with your application

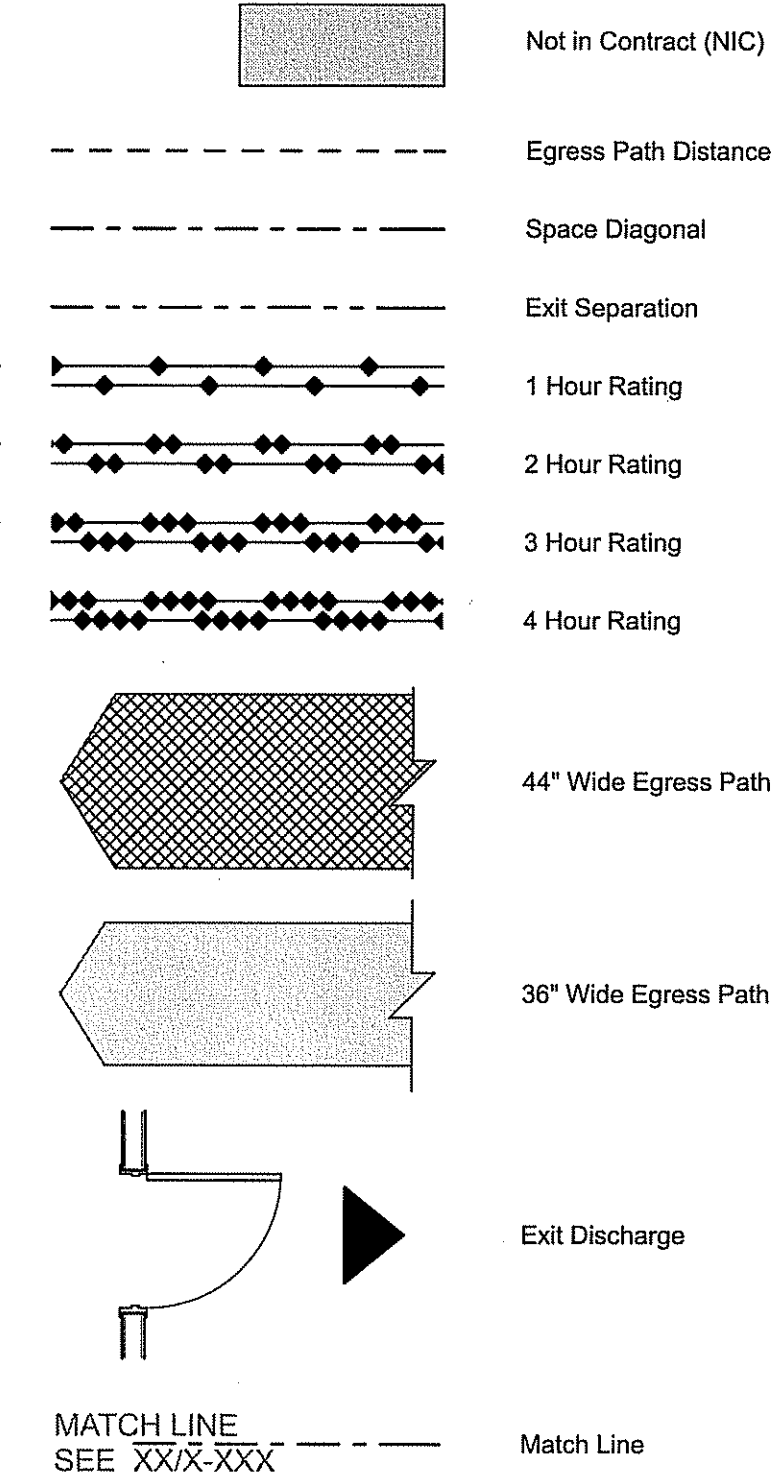
A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.

Complete the Administrative Special Use Permit Application on the following pages.



1 MAIN FLOOR EGRESS PLAN
SCALE: 3/16" = 1'-0"

Egress Plan Legend

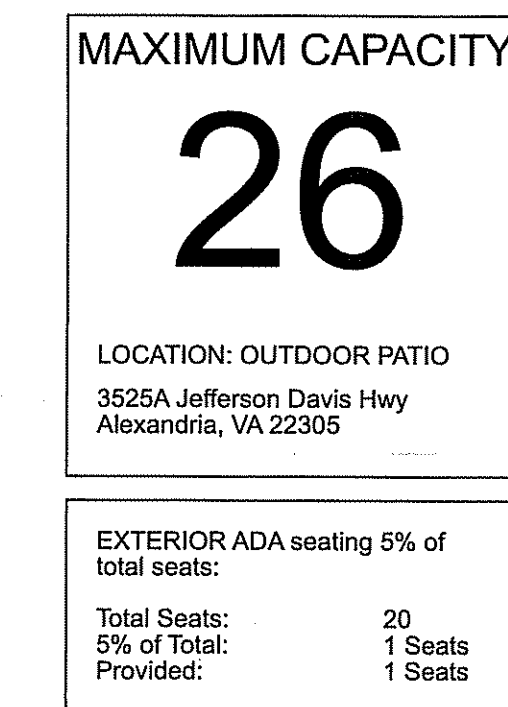
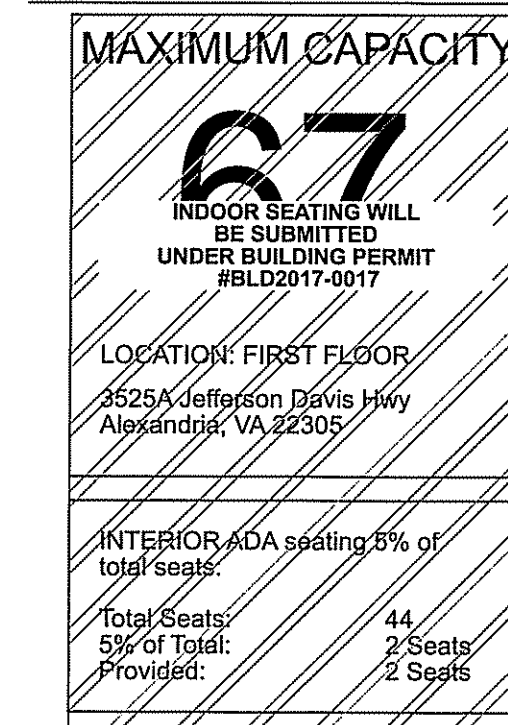


Egress Plan Sheet Notes

SEE G-101 FOR GENERAL NOTES

1 2 Hour Fire Rated tenant separation wall design
UL #U419

OCCUPANCY PLACARDS



Project Description

[illegible]

Project Information

VA 2012		VABC 2012
Type of Construction:	IIB	\$602
Total Stories in Building:	1	\$504.2 & \$506.3
Project Occupancy:	A-2 - Restaurant	\$302
Project Stories & Area:	1st Flr - 2,400 sf	

Automatic Sprinkler System:	(E) to remain with alteration	NFPA 13
Fire Alarm System:	(E) to remain with alteration	\$907
Accessibility:	Provided throughout	ICC/ANSI A117.1

Applicable Building Codes (ABC)

NOTE: 2012 Virginia construction code [part 1 of 2012 Virginia uniform statewide building code (VUSBC)] adopts by reference chapter 2-35 of the 2012 International Building Code (IBC), 2012 Virginia State Fire Prevention Code adopts by reference chapter of the 2012 International Fire Code.

VA 2012	2012 International Fire Code
Building:	2012 International Building Code
Mechanical:	2012 International Mechanical Code
Plumbing:	2012 International Plumbing Code
Electrical:	2012 NFPA 70 National Electrical Code
Fire:	2012 International Fire Code
Energy:	2012 International Energy Conservation Code
Fire Alarm:	NFPA - 72/10 w/Virginia state amendments
Sprinkler:	NFPA 13/10 w/Virginia state amendments
Accessibility:	2009 International Building Code Accessibility & Usability
	2009 ICC/ANSI A117.1/Virginia state amendments

Occupant Load Calculations

Function of Space	Sq Ft	Table 1004.1-1	Occ. Area	Occ. Seats
Interior:				
Assembly with Fixed Seats	10	Per §104.1-1	10	10
Assembly with Fixed Seats (Dining Benches)	10 LE	(24 hr Occup)	30	75
Assembly without Fixed Seats Concurrence (Lease Only)		7 net		
Planning / Loading		INDOOR SEATING WILL BE SUBMITTED	14	
Unconcentrated (Tables & Chairs)		UNDER BUILDING PERMIT PBL D2017-0017	6	9
Business space		700 gross		
Commercial kiosk		50 gross		
Commercial kitchen	10-10	200 gross	5	2
Lobby / room		50 gross		
Storage and mechanical areas		500 gross		
Regulatory (unoccupied)	1,310			
RETAIL	2,410		67	14
Exterior:				
Patio Seating				
Unconcentrated (Tables & Chairs)	390	15 net	26	20
TOTAL	2,790		93	64

**Note: Overall square footage and occupancy divided by fire-rated assembly for the purpose of Occupancy Placards and Plumbing Fixture Counts*

Plumbing Fixture Count

	<u>Req'd Men</u>	<u>Provided Men</u>	<u>Req'd Women</u>	<u>Provided Women</u>
A2: 93 - 47 M / 47 W				
Water Closets (1 per 75)	1	1	1	1
Lavatories (1 per 200)	1	1	1	1

Exits & Travel Distance

IBC 2012	Req'd	Provided		
		B-Occ.	A-Occ.	VABC 2012
Max Travel Distance	250 ft	-	78 ft	T1016.1
Min Horiz Egress Width				
<50 Persons	36 in	-	36 in	\$1009.1
≥50 Persons	44 in	-	44 in	\$1009.1
Min Vert Egress Width				
≥50 Persons	44 in	-	-	\$1009.1
Max Dead End Corridor				\$1017.3
B-Occ, Sprinklered	50 ft	-	-	
All Other Occ	20 ft	-	13'-6"	
Min Door Opening	32 in	-	34 in	\$1008.1.1
Max Conn Path of Travel	20 ft	-	68 ft	\$1014.3
Number of Exits			2	T1015.1
Min Dist Between Exits	1/3 diagonal	---	see plans	\$1015.2.1

Exiting Egress Requirements

VABC 2012	Clear Width <u>Provided</u>	Inches Per <u>Occupant</u>	<u>Capacity</u>
Exit Doors			
Exit 1	72"	0.2"	360
Exit 2	36"	0.2"	180
Stairways	-	0.3"	N/A
Ramps	-	0.3"	N/A

Fire Resistant Ratings

TYPE II-B	VABC 2012	Req'd	Provided
Structural Frame	T601	0 HR	0 HR
Bearing Walls			
Exterior	T601	0 HR	0 HR
Interior	T601	0 HR	0 HR
Nonbearing Walls			
Exterior	T602	0 HR	0 HR
Interior	T601	0 HR	0 HR
Fire Walls & Party Walls	T706.4	0 HR	0 HR
Area Separation Walls	T508.4	0 HR	2 HR
Floor Construction	T601	0 HR	0 HR
Roof Construction	T601	0 HR	0 HR

Architect

HapstakDemetriou+
ARCHITECTURE | DESIGN

2715 M St NW, 4th Fl. Washington, DC 20007 www.hd-ad.com
202.333.9038

Engineer / Consultant

Project No.17632

**CAVA
Potomac
Yards**

3525A Jefferson Davis Hwy
Alexandria, VA 22305



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF
Commonwealth of Virginia,
LICENSE NUMBER 401016435,
EXPIRATION DATE 06-30-2019.

REV	DATE	DESCRIPTION
	12.25.17	Issue for Permit
	01.03.18	Issue for Landlord
1	2/21/2018	Permit Revision 1
	03.09.18	Issue for Patio Permit
	03.20.18	Issue for Construction

CODE SUMMARY AND EGRESS PLAN

G003

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